

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

130 Great Alpine Road, Mt Hotham

Prepared by Mountain Planning

A Site Environmental Management Plan (SEMP) is a document detailing the potential environmental impacts of a proposed use and/or development and the ways that these impacts may be reduced by management strategies and practices. The provision of a SEMF is triggered under Schedule 1 and Schedule 2 of the Comprehensive Development Zone contained within the Alpine Resorts Planning Scheme.

OBJECTIVES OF A SEMF

The objectives of a SEMF are to address environmental, planning scheme and rehabilitation requirements and ensure that applicants are accountable for preventing or mitigating any environmental impacts.

THE PROCESS

A SEMF must be endorsed by the responsible authority (the Minister for Planning) prior to the commencement of any building or works. Endorsement may include approval by the relevant Resort Management Board (RMB), the Department of Environment, Land, Water and Planning and the relevant Water Authority.

SUBMISSION

Ensure that you submit the following as part of your SEMF package:

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Part A - SEMF Cover Form, including supporting attachments such as photographs and reports, if required.

Part B - Site Construction Management Plan, including a detailed drawing identifying environmental measures referenced in the SEMF Cover Form and documentation addressing the performance standards.

Part C - Site Rehabilitation Plan including a detailed drawing identifying revegetation requirements and rehabilitation areas and other necessary documentation.

Please note:

The planning scheme may require additional information to be attached to fully describe the site and works such as:

- Native vegetation removal report – Attached to Town Planning Report.
- A Cultural Heritage Management Plan – not required

A copy of the endorsed SEMF must be kept on site at all times during the construction period.

Failure to comply with a SEMF can result in enforcement action.

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PART A SITE ENVIRONMENTAL MANAGEMENT PLAN COVER FORM

Site Location

The subject land is formally known as Crown Allotment 2024, Parish of Hotham. The subject land is a relatively large parcel of land fronting Crown Allotment 2025, Parish of Hotham, which is leased by the Resort Management Board (RMB). Crown Allotment 2025 fronts the Great Alpine Road and provides access to the subject land. The land area is 1,240m² and it is approximately 36.57m wide and 36.98m deep, measured along the western boundary.

The subject land contains a centrally located two storey dwelling. The dwelling is clad in cedar shingles with a natural stone base. The dwelling is in need of maintenance and repairs; further the existing cladding need urgent replacement due to weathering and also highly combustible nature which would jeopardise the building in the event of a bushfire.

The subject land rises from the Great Alpine Road to the south slightly; there is an approximate fall of less than 2m across the site.

The land also has a rear frontage to Davenport Drive located along the southern boundary.

The subject land contains some rocky outcrops and sparse stands of mature snow gums.

The feature and level survey of the subject land is provided in Figure 3.1 below.

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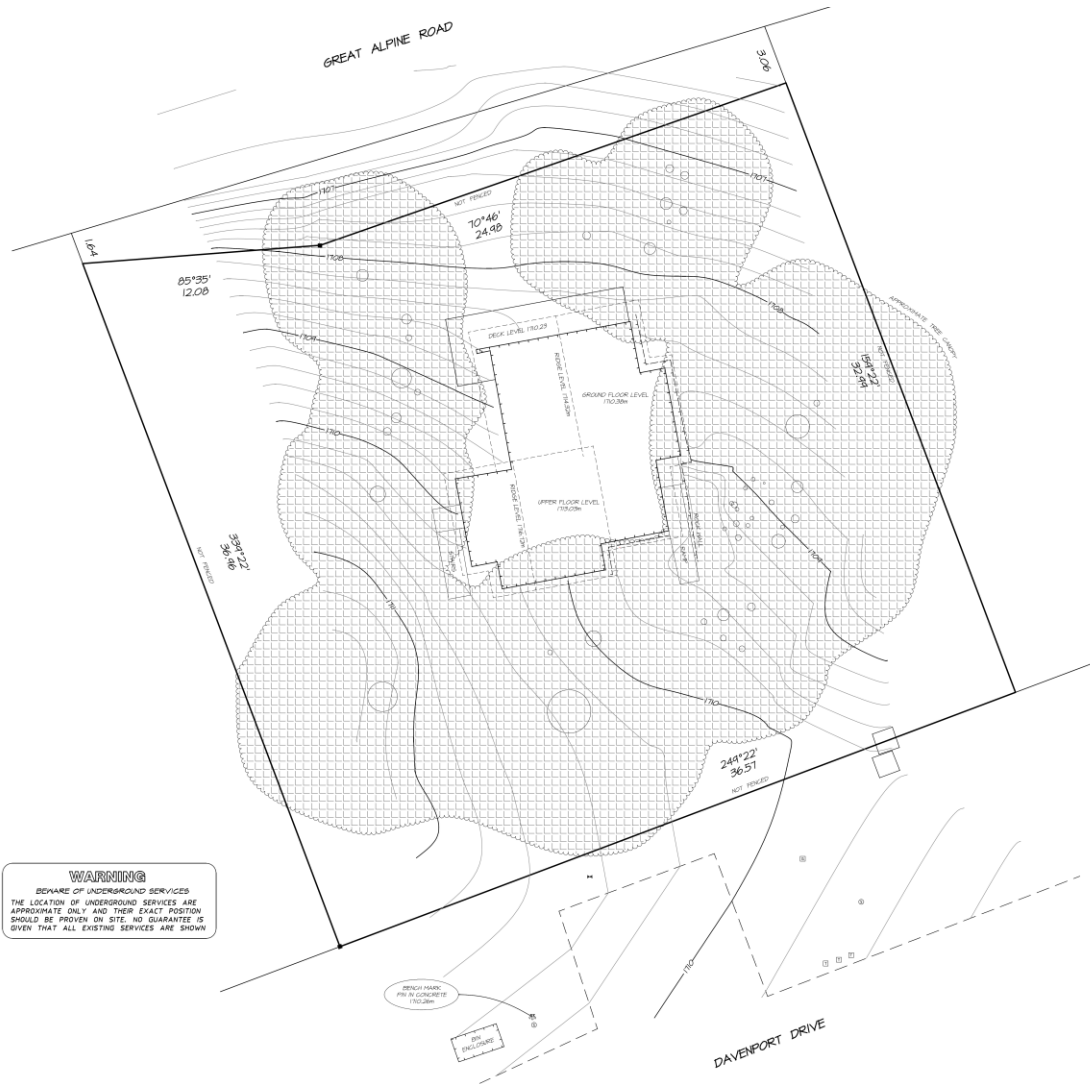


Figure 1.1: Feature and level survey

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Project Description

It is proposed to construct extend the existing dwelling, construct a second dwelling on the first floor and construct a new four car garage. To facilitate the development two snow gums are also required to be removed.

The construction of the new four car garage along the frontage to the Great Alpine Road has been previously discussed with the RMB and DELWP. The access to the proposed garage will require the extension of the existing service road within Crown Allotment 2025.

The proposed garage will be accessed off the new service road and will provide undercover car parking for the existing dwelling and new dwelling. The garage will have a large sliding panel door to the frontage with Colorbond standing seam cladding in Basalt colour. To provide relief to the door will be regularly placed mesh openings.

Three car spaces will be provided across the frontage with a fourth provided in tandem. This design intent is due to the protection of an existing snow gum located to the north east of the existing dwelling. This existing snow gum will be protected and will become a feature upon which the ground floor deck is planned around.

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On the first floor a new, large, deck will be constructed over the proposed garage. This deck maximises views to the north with uninterrupted views across the Swindlers Creek valley to One Tree Hill.

The deck will be constructed around the snow gum in the north east corner with seating to the west of the tree. The deck will be accessed from a new external staircase rising from the garage and also the ground level to the east.

The ground floor will comprise of a large open planned kitchen, lounge room and dining room to the north overlooking the proposed deck.

At the rear of the ground floor are two existing bedrooms, each with an ensuite, and a separate bathroom.

On the first floor the existing two bedrooms will remain and will be part of the residence on the ground floor. A new addition will be added to the north east of the existing bedrooms and this will comprise of a separate, second, dwelling. The second dwelling will comprise of two bedrooms, a playroom, a kitchen and a lounge with balcony to the north.

Externally the building will be completely re-clad with natural stone, Cemintel sheet vertical panels and Colorbond standing seam.

Due to the large size of the allotment, snow shedding will be completely contained with the subject land.

Two snow gums are also proposed to be removed, these are detailed in the within the NVIM report. These two trees will be marked onsite by Mountain Planning prior to the commencement of construction.

Plans of the proposed development are provided in the Town Planning Report.

Native Vegetation Removal

The two snow gums to be removed are detailed in the attached native vegetation removal plans. The location of these trees is shown in the figure below.

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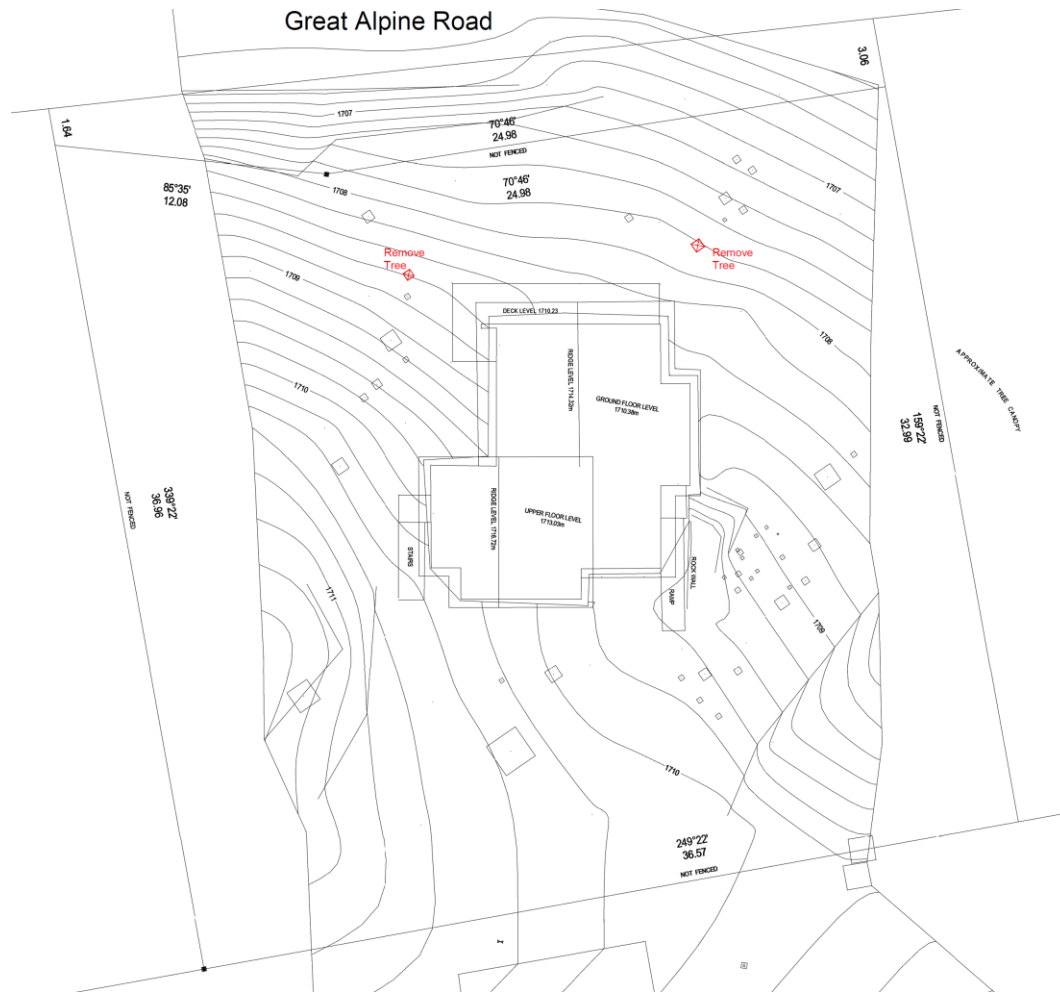


Figure 1.2: Location of two snow gums to be removed

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Project Management

The construction phase of the project will be managed by Mountain Planning based in Bright. The close proximity of Mountain Planning to the subject land means that they will be contactable 24 hours a day during the construction phase and can attend the site promptly in the unlikely event of an emergency.

Project Manager

Nick Vlahandreas

Mountain Planning

m. 0409 723 259

e. nickv@mountainplanning.com

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The Project Manager or Site Supervisor must:

- Be present at the site induction
- Ensure all personnel (including contractor/sub-contractors) are aware of contents of this SEMP
- Be available for onsite meetings when required
- Ensure compliance with this SEMP

Construction Schedule – subject to planning approval

The proposed construction timeline is provided in the table below. These timeframes are subject to the grant of the planning permit before the commencement date.

Commencing	Task	Timeframe
3 November 2021	Site establishment	One week
9 November	Earthworks	One week
16 November	Services and foundation prep	One week
6 December	Concrete works – foundation	Two weeks
10 January	Framing	Four weeks
10 February	Roofing	One week
17 February	Cladding, services and lining	Eight weeks
6 April	Lock up stage completed	
12 April	Site clean-up and prep before Easter	Three days
19 April	Site stabilisation and planting	One week
19 April	Internal fitout & finishing	6 weeks
25 May	Furniture and detailing	2 weeks
12 June	Final inspection / completion	-

Construction will be halted where severe weather conditions are forecast or experienced (e.g. fire, flood, severe thunderstorm or wind warnings issued by the Bureau of Meteorology).

A site induction will be held consistent with standards outlined a Construction Management Plan prepared before the development commences.

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Construction Techniques/Activities

Construction of the building:

The proposed building will be constructed using standard building methods, materials and equipment in accordance with the Mount Hotham Resort Management Board requirements. Native vegetation is also required to be removed; the extent of native vegetation to be removed is shown above and in the native vegetation removal report.

Environmental Risks

The environmental risks associated with the proposed works are provided in the table below along with specific measures to prevent the environmental risks.

Risk	Measures to address risk
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of construction.	Sediment traps (such as silt fences and weed free straw) will be erected at cross drains and inlets, down slope of construction areas and downslope of any stockpiles to intercept sediment laden run-off and minimise any impacts on surrounding vegetation. Sediment control measures will be checked and maintained at regular intervals daily during construction and after rainfall events greater than 10 mm in a 24 hour period.
2. Introduction of invasive plants (weeds) and soil pathogens	Prior to works commencing any machinery, equipment and PPE introduced into the Resort will be washed down to remove soil and weed seeds / propagules, using a wash down facility approved by the RMB. All equipment that has been previously contaminated with soil material will be washed down off-site with Phytoclean anti-fungal solution prior to works commencing.
3. Removal of native vegetation beyond the approved construction zone	Access to the construction site will be via Great Alpine Road and not Davenport Drive. Tree protection zones will be implemented around the existing trees on the subject land. The location of the construction areas will be clearly marked to ensure the contractor understands the clearing extent. Vegetation removal protocols will be discussed in detail at the site induction. Vegetation removal beyond the agreed construction corridors will be strictly prohibited.
4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	A Flora and Fauna Guarantee Act 1988 (FFG Act) protected flora permit will be obtained from DELWP for removal of native species and all conditions of this permit will be adhered to. Works impacting on protected flora will not commence until the FFG permit is issued by DELWP. An EPBC referral will also be lodged.

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5. Bushfire	<p>Construction works are prohibited on Code Red declared fire danger rating days.</p> <p>If possible, works should not occur on Extreme declared fire danger rating days.</p> <p>The contractor must ensure that portable fire extinguishers are available onsite at all time and these must be identified during the site induction.</p> <p>Fire for warmth or disposal of excess material is not permitted for this project.</p>
6. Pollution and Litter	<p>Prior to the commencement of construction, the project manager must organise for a waste skip to be placed to the north of the proposed construction zone.</p> <p>Construction waste must be removed from the construction zone daily and placed into the waste skip; there must not be any waste around the construction zone overnight.</p>
7. Landslip or other geotechnical incident	<p>Alpine areas have high potential for geotechnical incidents. Geotechnical hazards exist and vary from Very Low to High over the entire project area. A geotechnical investigation and risk assessment has been completed for the project. This report outlines the risk ratings and control measures for all project sites and tasks. Control measures are also provided which reduce the risk from Very Low to Low. These measures will be incorporated into construction designs.</p>

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Site Environmental Values

The subject land contains stands of scattered snow gums around the proposed building. These are predominantly located to the east, west and south of the building. Therefore, construction access is from the north (Great Alpine Road) only. To protect the existing snow gums, the contractor will be required to erect tree protection zones around existing trees to prevent damage to the trees.

Project Monitoring

The environmental risks associated with construction will be monitored on a regular basis. The Project Manager and Site Supervisor will be responsible for undertaking a general daily assessment of positive and negative impacts during the construction program and appropriate photographic records will be kept. Specialist advice on environmental issues will be sought as required from a suitably qualified environmental professional during the construction period.

The Project Manager will supply a formal monthly report to DELWP during the construction phase. This report will take the form of written documentation, and cover issues such as:

- Construction progress
- Works completed during period
- Works planned for next period
- Critical issues
- Site incidents and response
- WH&S performance
- Priority updates

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- Any environmental issues encountered
- Responses implemented to address issues
- Dated progress photographs

The construction monitoring program for identified environmental risks is outlined in Table 3.

Risk	Monitoring response	Frequency of monitoring	Responsibility
1. Introduction of invasive plants (weeds) and soil pathogens	Visual inspections to detect weed germination and signs of pathogen infection	Weekly during construction. Following the completion of construction Mountain Planning will inspect the site regularly over the following year.	Mountain Planning
2. Removal of native vegetation beyond the approved construction zone	Visual inspection and photographs taken pre and post construction. Erection of orange safety mesh around the existing trees to be retained.	Daily inspections and monthly photographs.	Mountain Planning
3. Local erosion and sedimentation	Visual inspections of construction progress including maintaining agreed alignments, stockpile/lay down areas and installation/maintenance of sediment control devices.	Daily.	Mountain Planning
4. Bushfire	Have a spotter observing any welding or grinding operations, and when machinery with hot exhausts are in use.	As required.	Site supervisor
4. Pollution and Litter	Visual inspections of storage and machinery/equipment lay down areas	Daily.	Site supervisor
5. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	Visual inspections to ensure vegetation removal is carried out in accordance with the planning and FFG permits.	Daily.	Site supervisor
6. Failure if rehabilitation work	Follow up visual inspections of rehabilitation works to assess the success of soil and vegetation stabilisation	Weekly during construction and monthly for 1 year after construction completion.	Mountain Planning

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7. Geotechnical risk	Visual inspections to ensure works conform to specified geotechnical controls (to current geotechnical assessment) and final designs. Visual observation for changes in terrain following heavy rains. Current geotechnical report to be made available on site.	Weekly during construction.	Mountain Planning.
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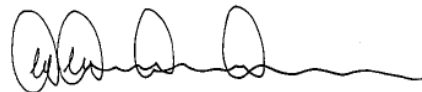
Declaration

I agree to ensure that:

- All site and environmental protection measures outlined within the approved SEMP will be adhered to.
- All endorsed plans will be adhered to.
- All site rehabilitation and revegetation works will be undertaken in accordance with the approved SEMP.
- Prior to construction personnel commencing work, the site supervisor will ensure:
 - An appropriate site induction has been undertaken
 - Equipment/Plant will be serviced off-site.
 - All equipment will be cleaned and free of vegetation, soil and seed prior to being brought on to the site.
 - Approval from the Resort Management Board will be obtained prior to any out-of-hours work occurring. Written notification will be provided to local residents when out-of-hours work is occurring.
- Provision of new service connections and upgrading of existing services will be undertaken in a timely manner with minimal on-site and off-site impacts and with prior approval of the RMB and services providers.
- Advice will be obtained from the 'Dial Before You Dig' service to determine the location of existing services onsite

Nick Vlahandreas

Full Name



Signature

Date: 22 / 04 / 2021

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

Attached to this SEMP is a Construction Management Plan (CMP). The CMP must be provided to the contractor and all staff must be briefed on the CMP during the site induction.

The Site Construction Management Plan must include the following information and address all the Performance Standards within Part B:

- a) Construction zone
- b) Location of:
 - neighbouring buildings (including setbacks)
 - surrounding street network
 - waterways
 - site access points
 - surface water drainage
 - native vegetation/trees
 - on site/off site
 - to be retained and protected
 - to be removed or lopped
- c) Proximity to areas such as:
 - rare or threatened species habitat
 - soil and geotechnical hazards
 - any other significant sensitive natural features
- d) Easements
- e) Existing service locations and protection measures
- f) Storage areas for:
 - construction vehicles
 - construction materials
 - waste
 - stockpiles
- g) Location of any temporary site offices/lunchrooms (if applicable)
- h) Topography/slope of the land
- i) Sediment control measures
- j) Stormwater drainage measures
- k) Staging of works (if applicable)
- l) Location of on site green waste storage (Falls Creek only)
- m) Location of on site vehicle wash down location (Falls Creek only)

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PART B - SITE CONSTRUCTION MANAGEMENT PLAN PERFORMANCE STANDARDS

Site Induction

An induction must be undertaken by the site supervisor as required by the RMB.

Prior to the commencement of any building or works the site supervisor is responsible for ensuring that an appropriate induction is provided to all construction personnel in conjunction with the relevant RMB.

Construction Zone and Vehicle Access

- Prior to the commencement of any building or works, the extent of the construction zone, including pedestrian, vehicle and machinery access must be clearly defined both on the plan and physically on the site.
- All buildings and works must be confined to the defined construction zone.
- Access should be confined to designated access tracks and pathways, and as far as practical utilise existing disturbed areas. Access must not be over adjoining leasehold sites. Access areas, both vehicular and pedestrian, must be stabilised to prevent sediment loss (eg. with crushed rock).
- If using porous materials (e.g. crushed rock) it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.
- Vehicular and machinery maintenance is not to occur on site.

Threatened Species

- The presence of rare/vulnerable/threatened species should be recognised on site and the necessary protection measures put in place.
- If any threatened species are identified on the site, as listed in the *Flora and Fauna Guarantee Act 1988* (FFG Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.
- If the FFG Act is triggered, consultation with DSE is required and if the EPBC Act is triggered, consultation with the relevant Federal Government department is required.

Easements and existing service locations

- Contact the 'Dial Before You Dig' service (phone 1100 or web www.1100.com.au) and the relevant RMB to identify where all existing services and infrastructure are located on site
- Contact the relevant service utility/planning authorities to determine what measures need to be implemented to best protect the asset. (For Information regarding Telstra: Telstra Network Integrity Services 1800 810 443)

Storage Areas for Building Materials and Waste Storage (on and off site)

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste bins must be provided on site, with locations to be determined in conjunction with the relevant RMB. If waste bins are to be located off site, written approval from the RMB is required.

- Waste must be transported to an appropriate off-site transfer station, recycling centre or land fill, to be determined in consultation with the relevant RMB.
- Waste is to be collected when waste bins are full.
- Waste is to be reduced by selecting, in order of preference, avoidance, reduction, reuse and recycling methods. Construction should involve the reuse of materials and the recycling of waste wherever possible.
- No waste may be disposed of on site.
- Chemicals and fuels stored on site must be kept to a minimum. If stored on site, bunds must be installed to reduce the potential damage caused by spills.
- All equipment, construction materials and waste must be removed from the site as part of site clean up works.
- Preparation of a Waste Management Plan in conjunction with the relevant RMB is encouraged to help achieve compliance with the relevant performance standards.
- No fire is to be lit on site without RMB approval.

Sediment Control Measures

- Sediment run-off controls and drainage around all construction areas must be established prior to commencement of any building or works.
- Sediment traps must be designed, installed and maintained to maximise the volume of sediment trapped from the site during construction.
- A mulch of fibre matting, shredded plant material from the site or certified weed free sterile straw, ~~preferably from a pasture fescue crop, must be maintained on exposed areas until adequate plant cover is produced.~~
- Grading, excavation and construction must not proceed during periods of heavy rainfall.
- Sediment control measures must have a size and capacity to withstand the flow of a one in five year storm event.
- All sediment control measures must be maintained during construction and inspected prior to (and after) rain events to ensure they are functioning properly.
- Topsoil must be kept separate from sub-soil when stockpiling soil, and covered with an appropriate fabric to minimise loss and sedimentation.
- All loads of soil being taken off site for disposal must be covered.
- Drainage is to be returned to previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or other fine, loose material must be placed in locations away from drainage lines, roadside channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

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Stormwater Drainage Measures

- Any water to be pumped from the site should be filtered before release to ensure that no sediment or weed seeds enter the stormwater system. Energy dissipation measures also need to be in place to guard against potential scouring.
- Natural drainage patterns must not be altered post construction, except through an approved drainage plan.
- Cut-off or intercept drains must be established during construction to redirect stormwater away from cleared areas and slopes to stable (vegetated) areas.
- Stormwater collected by impervious surfaces during construction must be drained via sediment traps to the road drainage system where possible.
- Drip line drainage, including energy dissipation measures, must be installed under eaves to minimise erosion caused by raindrop action and snow shedding.

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Management of Pests and Animals

- All construction vehicles and equipment must be cleared of soil and organic matter to remove seeds prior to arriving on site to prevent the introduction and/or spread of weeds and pathogens.
- Site inspections must be conducted by the site supervisor during and after construction to identify weed species requiring control.
- Building work that uses transported gravel and soil must be monitored to prevent the introduction of exotic species.
- No animals (including dogs) are permitted on site without the prior written consent of the relevant RMB.

Further Guidance:

Department of Sustainability and Environment

<http://www.dse.vic.gov.au/dse/index.htm>

Guidelines for Minimising Soil Erosion and Sedimentation from Construction Sites in Victoria, compiled under the guidance of the Land Disturbance Working Party ; by R.J. Garvin, M.R. Knight, T.J. Richmond

Water Sensitive Urban Design Guidelines for Alpine Environments, Dec 2005

EPA's publication 275 'Construction Techniques for Sediment and Pollution Control', available online: www.epa.vic.gov.au, link – Publications and Library

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PART C SITE REHABILITATION PLAN

A Site Rehabilitation Plan for all areas of exposed soil created by the construction must be developed, in conjunction with the relevant RMB.

Indigenous species of local provenance must be used for revegetation purposes.

The interval between clearing, soil stabilisation and replanting should be kept to an absolute minimum.

Areas of exposed soil must be stabilised progressively as works are completed and all areas of exposed soil must be stabilised no later than 15 May.

Adequate stabilisation must be maintained until plant cover is established.

The Site Rehabilitation Plan must include the following (as appropriate):

- Type of soil stabilisation to be used on disturbed areas
- Location of on-site replanting (if applicable), indicating the species and number to be used and approximate area (in square metres) of ground cover species
- Schedule of works to undertake:
 - Soil stabilisation
 - Planting
 - Maintenance and extent of monitoring and follow-up works on site.

Further Guidance:

Department of Sustainability and Environment

<http://www.dse.vic.gov.au/dse/index.htm>

The Australian Alps Rehabilitation Manual, available online:

<http://www.australialps.environment.gov.au/publications/research-reports/rehabilitation.html>

Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park August 2008,

available online: http://www.environment.nsw.gov.au/parkmanagement/knp_resortrehab.htm

(*This is a NSW publication, but it has valuable information that can be applied to the Victorian alpine areas)

Contact the relevant RMB for indigenous plant suppliers and advice

Note: Site rehabilitation is separate to any offset requirements for native vegetation removal authorised by the permit

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Contractor car parking on the Great Alpine Road

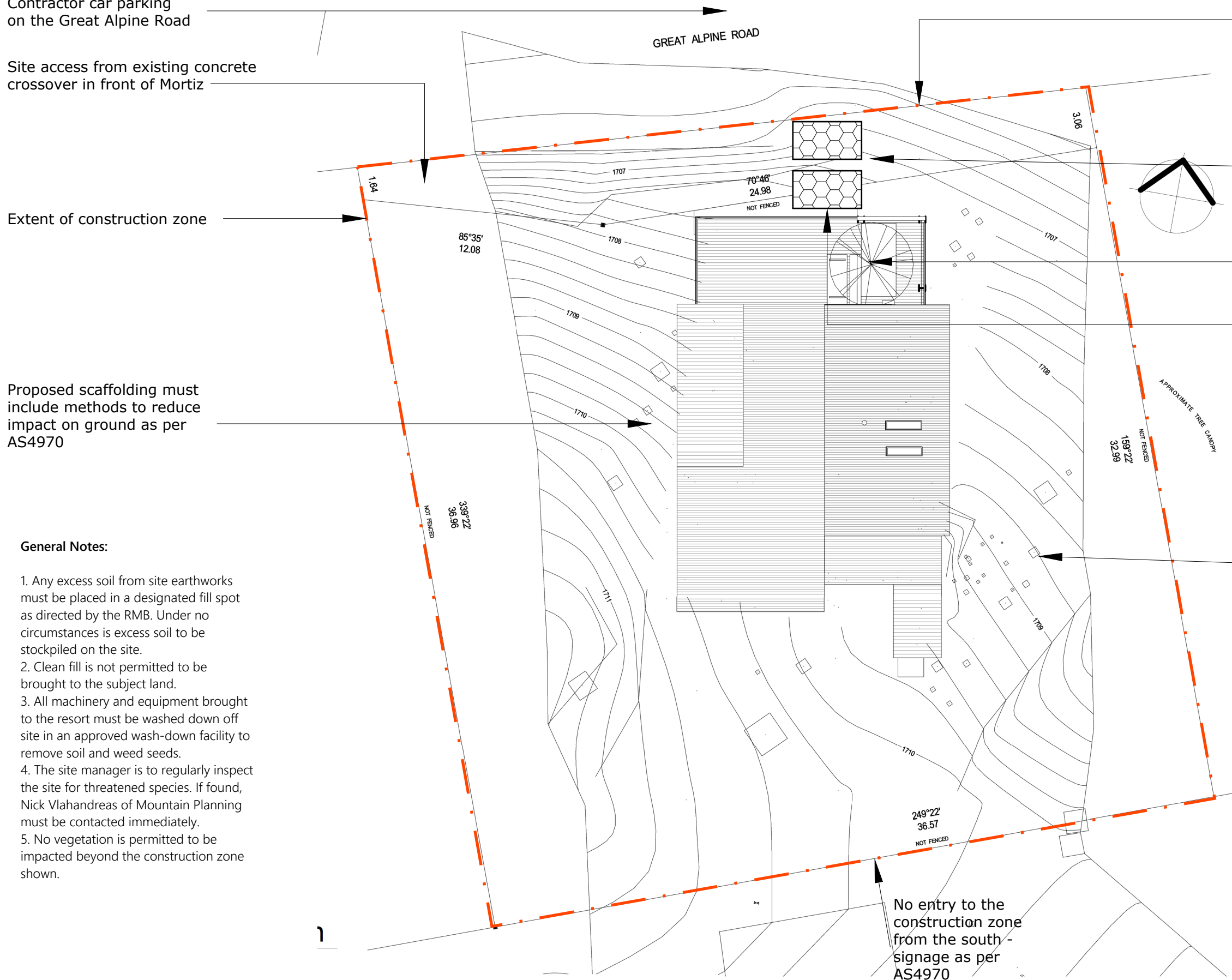
Site access from existing concrete crossover in front of Mortiz

Extent of construction zone

Proposed scaffolding must include methods to reduce impact on ground as per AS4970

General Notes:

1. Any excess soil from site earthworks must be placed in a designated fill spot as directed by the RMB. Under no circumstances is excess soil to be stockpiled on the site.
2. Clean fill is not permitted to be brought to the subject land.
3. All machinery and equipment brought to the resort must be washed down off site in an approved wash-down facility to remove soil and weed seeds.
4. The site manager is to regularly inspect the site for threatened species. If found, Nick Vlahandreas of Mountain Planning must be contacted immediately.
5. No vegetation is permitted to be impacted beyond the construction zone shown.



Sediment control perimeter fence to be erected around the downslope of construction zone

Waste skip and stockpile to be located in front of adjoining building subject to the approval of the RMB

Tree to be protected as per Arborist report

Excess soil must be placed in skip bins within the construction zone. The area for disposal must be to the satisfaction of the RMB.

Tree protection zones to be established around all existing snow gums to be retained

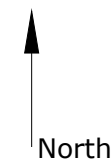
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**Site Environmental Management Plan
130 Great Alpine Road, Mt Hotham**



Drawn by; Nick V
Date: 22 April 2021
Ref: 130 Great Alpine Road, Mt Hotham SEMP
Rev: 0
Scale: Not to Scale